

## STAFF REPORT

HEARING DATE: Thursday, December 2, 2004

TO: Board of Design Review

FROM: Laura Kelly, Assistant Planner

PROPOSAL: **DR2004-0105 First Tech Credit Union at Beaverton Creek**

LOCATION: SW Beaverton Creek Court  
Map 1S1-08DC; Tax Lots 200 and 301

SUMMARY: The applicant proposes to construct a 50,000 square foot financial center on a portion of a 5.43 acre site. The proposal also includes a 270 space parking lot and associated landscaping. In a separate application, the applicant has received preliminary approval to partition the lot into two (2) lots and one (1) tract.

APPLICANT: Specht Development  
15400 SW Millikan Way  
Beaverton, OR 97006

APPLICANT'S  
REPRESENTATIVE: Group MacKenzie  
690 SW Bancroft  
Portland, OR 97239

PROPERTY  
OWNER: Beaverton Creek, LP  
15400 SW Millikan Way  
Beaverton, OR 97006

RECOMMENDATIONS: **DR2004-0105 First Tech Credit Union at Beaverton Creek: Approval** subject to conditions identified at the end of this report.

## VICINITY MAP

## BACKGROUND FACTS

### Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision Date</u>	<u>240-Day*</u>
DR2004-0105	August 4, 2004	October 6, 2004	February 3, 2005	June 3, 2005

\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

<b>Zoning</b>	Campus Industrial (CI)	
<b>Current Development</b>	The project site is currently vacant and lies at the end of an improved cul-de-sac. The majority of the subject parcel is relatively flat, with the grade sloping towards a wetland in the southwest corner of the site. The site has received preliminary approval for a partition consisting of a 0.92 acre wetland tract, 3.39 acre lot upon which the credit union is proposed, and a 1.13 acre lot, which is not proposed for development at this time.	
<b>Site Size</b>	5.43 Acres	
<b>NAC</b>	Five Oaks	
<b>Comprehensive Plan</b>	<u>Land Use:</u> Employment <u>Street Functional Classification Plan:</u> SW Beaverton Creek Court is classified as a Local Street. <u>Street Improvement Master Plan:</u> The Transportation System Plan Street Improvement Master Plan does not show any proposed improvements to the streets immediately abutting this property. <u>Bicycle Master Plan and Action Plan:</u> The site contains a proposed THPRD trail and Community Connector bicycle system designation	
<b>Surrounding Properties</b>	<b><u>Zoning:</u></b>	<b><u>Uses:</u></b>
North:	CI- Campus Industrial	Office building
South:	CI- Campus Industrial	THPRD park
East:	CI- Campus Industrial	First Tech Credit Union
West:	CI- Campus Industrial	Rail track, BPA power line

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### **Exhibit 1 Materials Submitted by Staff**

#### **Exhibit 1.1 Vicinity Map (page 2)**

### **Exhibit 2 Applicant's Narrative and Supporting Exhibits**

- Project Summary
- Introduction
- Proposed Site Development
- Design Review Application
- Development Code Compliance
- Conclusion
- Reduced Plans
- Lighting Cut-sheets
- Neighborhood Review Meeting Notes
- Clean Water Services Sensitive Area Pre-Screening Site Assessment
- Pre-Application Conference Notes